BOOK 9643PG107

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Joel Stephen Keen 2246 Maplecrest Drive Nashville, TN 37214	Same as New Owner	Map 84-11 Parcel 058 Field Book 3DZ44524

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DELTON E. KEEN and wife, JENNIE M. KEEN, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JOEL STEPHEN KEEN, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 270 on the map of Maplecrest Subdivision, not of record. Said Lot No. 270 fronts 75 feet on the north side of Maplecrest Drive and runs back 150 feet on the east line and 149.9 feet on the west line to a dead line in the rear measuring 75 feet thereon.
>
> Said Lot No. 270 begins at a point in the northerly margin of Maplecrest Drive, 180 feet westerly from a monument at the beginning of a curve in the northwesterly intersecting corner of Maplecrest Drive and Dennywood Drive; thence northwardly with the line between Lots 269 and 270, 150 feet to the common corner of Lots 269, 270, 302 and 303; thence westwardly with the line of Lot 302 and a portion of the line of Lot 301, 75 feet to a point, being the northwesterly corner of the lot herein described and the northeasterly corner of Lot 271; thence southwardly with the line of Lot 271, 149.9 feet to a point in the margin of Maplecrest Drive; thence eastwardly with the margin of said drive 75 feet to the point of beginning.
>
> BEING the same property conveyed to Delton E. Keen and wife, Jennie M. Keen by deed from B.C. & E. Builders, Incorporated of record in Book 1911, page 189, Register's Office for Davidson County, Tennessee.
>
> The property description, as hereinabove set forth, is the same as that contained in the previous instrument of record.
>
> The current mailing address for said property is: 2246 Maplecrest Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTORS, WITHOUT AN EXAMINATION OF THE TITLE BY THE PREPARER.

1. 1995 State and County Taxes, which are a lien but not yet due and payable, and which will be paid, in full, by the GRANTEE, when due.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

JENNIE M. KEEN executes this Deed for and on behalf of DELTON E. KEEN, under a General, Durable Power of Attorney recorded simultaneously herewith.

WITNESS our hands on this the 14th day of April, 1995.

"GRANTEE"

Joel Stephen Keen
JOEL STEPHEN KEEN

"GRANTORS"

Delton E. Keen
DELTON E. KEEN by JENNIE M. KEEN,
Attorney-in-fact

Jennie M. Keen
JENNIE M. KEEN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

9914 04/12 0101 03CHECK 157.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOEL STEPHEN KEEN and JENNIE M. KEEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 14th day of April, 1995.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

On this the 14th day of April, 1995, before me, personally appeared JENNIE M. KEEN, to me known to be the person who executed the foregoing instrument on behalf of DELTON E. KEEN and acknowledged that she executed the same as the free act and deed of the said DELTON E. KEEN.

WITNESS my hand and official seal this the 14th day of April, 1995.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Joel Stephen Keen
Affiant

Sworn to and subscribed before me, this the 14th day of April, 1995.

Patsy C. Davidson
NOTARY PUBLIC

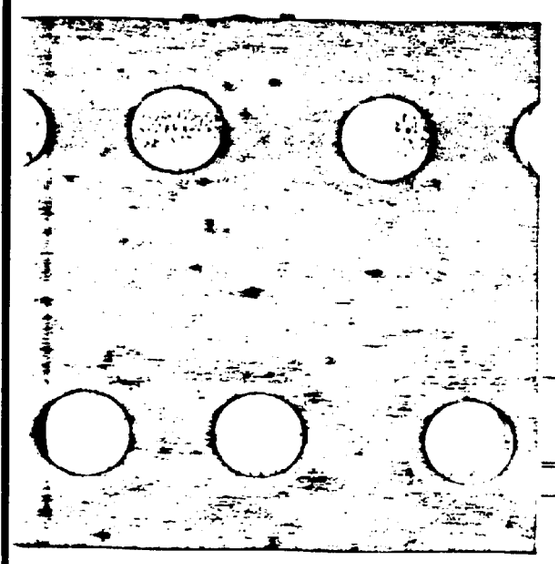
PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 12/6/97

APR 12 AM 9:06

IDENTIFICATION REFERENCE

50681



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

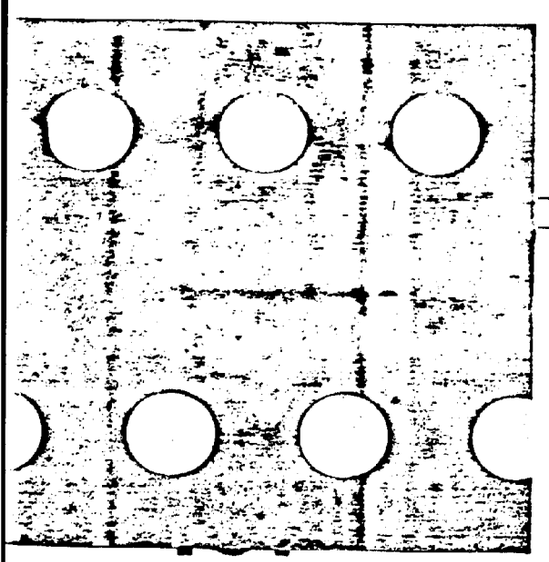
RECEIVED OF _____

FOR _____

BOOK 9643 PG 109

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	40000.00
CON TX	148.00
PRFEE	1.00
MTEED	8.00
TOTAL	157.00
CHECK	157.00

04/12/95 01 09:06 0001 9914

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50684

IDENTIFICATION REFERENCE

95 APR 12 AM 9:06

REGISTER
DAVIDSON COUNTY, TN

No. 899407